

**Churchills**



## **Greenfield View**

Adwick-Upon-Dearne S64 0NF

- FOUR BEDROOMS
- DESIRABLE LOCATION
  - UTILITY ROOM
- PARKING FOR SEVERAL CARS
  - EPC RATING D
- DETACHED HOUSE
- OPEN ASPECTS TO REAR
  - WALK IN WARDROBE
  - NO VENDOR CHAIN

**Offers In The Region Of £400,000 Freehold**





Situated in the quite cul-de-sac of Greenfield View, Adwick-Upon-Dearne, Mexborough, this delightful detached house offers a perfect blend of comfort and space for modern family living. With four generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, providing a warm and inviting atmosphere for both relaxation and entertainment. The layout is thoughtfully designed to maximise space and light, ensuring a bright and airy feel throughout.

The property boasts two well-appointed bathrooms, catering to the needs of a busy household and providing convenience for all family members. Each bedroom is designed to offer a peaceful retreat, with ample storage and the potential for personalisation to suit your style.

Set in a tranquil neighbourhood, this home benefits from a community spirit while being conveniently located near local amenities, schools, and transport links. The surrounding area offers a variety of parks and recreational spaces, perfect for outdoor activities and family outings.

This detached house in Greenfield View is not just a property; it is a place where memories can be made and cherished for years to come. Whether you are looking to settle down or invest in a family home, this residence presents an excellent opportunity to enjoy a comfortable lifestyle in a welcoming community.



#### GROUND FLOOR ACCOMMODATION

uPVC double glazed panelled doorway with uPVC double glazed side windows opens into:

#### ENTRANCE HALLWAY

Stairs to first floor landing with handrail, spindles and newel posts. Single panelled central heating radiator.

#### WC

uPVC double glazed window to side elevation. Suite in white comprising of low flush WC and hand wash pedestal basin. Single panelled central heating radiator. Fully tiled to all walls. Extractor fan.

#### LOUNGE

16'9" into bay \* 12'1"

uPVC double glazed bay window to front elevation. Surround housing a laving flame coal effect gas fire with marble back and hearth. Double panelled central heating radiator. Through to:

#### DINING ROOM

12'8" \* 9'7"

uPVC double glazed patio door to rear garden. Single panelled central heating radiator.



## KITCHEN

11'8" \* 7'10"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and ceramic hob with extractor over. One and a half bowl single drainer sink unit with mixer tap. Integrated appliances include fridge and freezer units. Breakfast bar to one wall. Tiles to splash back areas. Double panelled central heating radiator.

## UTILITY ROOM

8'3" \* 5'0"

uPVC double glazed window to side elevation. Range of wall and base units with roll edged work surfaces. Space and plumbing for an automatic washing machine and further appliance. Single drainer sink unit. Tiles to splash back areas. uPVC double glazed and panelled doorway to rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Stairs from entrance hallway with handrail, spindles and newel posts. Loft access point. Single panelled central heating radiator.

### BEDROOM ONE

16'7" \* 13'0"

uPVC double glazed bay window to front elevation. Double panelled central heating radiator. Further uPVC double glazed window to front elevation.

### EN SUITE

6'8" \* 5'6"

uPVC double glazed window to side elevation. Suite in white comprising of low flush WC, hand wash pedestal basin and separate shower cubicle with direct feed shower over. Single panelled central heating radiator. Fully tiled to all walls. Extractor fan.

### WALK IN WARDROBE

5'7" \* 4'7"

Hang rails and shelving to all walls.

### BEDROOM TWO

11'8" \* 10'7"

uPVC double glazed window to rear elevation. Range of fitted wardrobes to one wall and above bed space. Single panelled central heating radiator.

### BEDROOM THREE

14'7" \* 10'0" reducing to 7'4"

uPVC double glazed window to rear elevation. single panelled central heating radiator.

### BEDROOM FOUR

10'2" \* 8'11"

uPVC double glazed window to front elevation. Single panelled central heating radiator. Airing cupboard off housing hot water tank.

## BATHROOM

7'10" \* 5'5"

uPVC double glazed window to side elevation. Suite in white comprising of bath with shower tap attachment, low flush WC and hand wash pedestal basin. Fully tiled to all walls and floor. Extractor fan. Heated towel rail.



### **INTEGRAL GARAGE**

18'0" \* 7'10"

Doorway from entrance hallway. Up and over door. Light and power supplied. Wall mounted boiler.

### **OUTSIDE AND GARDENS**

To the front is a good size lawned garden with sweeping block paved driveway providing parking for several cars and leading to integral garage. To the rear is a large garden with open aspects to rear. Fenced to all sides with block paved patio area, grassed lawn and low maintenance borders.

### **VIEWINGS**

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com).

### **IMPORTANT INFORMATION**

**MONEY LAUNDERING REGULATIONS.** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal

representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

### **MEASUREMENTS**

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

### **WATER SUPPLIER AND SEWERAGE**

Water and sewerage services are supplied by Mains Supplier.

### **ELECTRICITY AND HEATING SUPPLIER**

Electricity is supplied by Mains Supplier.  
Heating is gas and supplied by Mains Supplier.

### **BROADBAND**

The property broadband speed is excellent with fibre broadband available.

### **MOBILE COVERAGE**

Current mobile coverage for indoors LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.





**Local Authority Doncaster MBC**  
**Council Tax Band E**  
**EPC Rating D**

**Churchills Sales Office**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.